



26 Blakeways Close, Edingale, B79 9LL



Set within the idyllic rural village of Edingale is this executive detached family home, benefitting from well presented interiors, four bedrooms and a secluded and beautifully tended rear garden. Occupying a peaceful position at the end of this popular cul de sac, the property caters well to those looking for rural family living and is serviced by an excellent school catchment including the 'Outstanding' rated John Taylor High in Barton under Needwood. The extended interiors comprise briefly reception hall, lounge, dining room, conservatory, family breakfast kitchen, utility and cloakroom to the ground floor, with four good sized bedrooms serviced by a master en suite and family bathroom to the first floor. The property benefits from parking for around three vehicles to the front aspect, a garage with electric entrance door and an immaculately tended rear garden. Included in the sale are solar panels with a feed-in tariff, and the

property is serviced by double glazed windows and electric heating.

The property lies on a popular cul de sac in Edingale, a popular rural village set within the National Forest in a scenic area known as the Mease Valley. Edingale, a past winner of Staffordshire Best Kept Village, offers amenities including the Black Horse pub, a village hall which hosts a number of group meetings and activities and the Mary Howard Primary School which currently feeds into the highly regarded John Taylor High School. The local village of Harlaston is home to a village store and the popular White Lion and restaurant and additional amenities can be found in Tamworth, Lichfield and Burton on Trent. Well placed for commuters, the area provides easy access to A38, M42, M6 and M6 Toll and direct rail links to Birmingham and London can be found from train stations in Lichfield and Tamworth.

- Detached Family Home
- Well Presented & Spacious Interiors
- Peaceful Cul de Sac Position
- Two Reception Rooms & Conservatory
- Breakfast Kitchen & Utility
- Reception Hall & Cloakroom
- Four Good Sized Bedrooms
- En Suite & Family Bathroom
- Single Garage & Parking
- Well Tended Gardens
- Solar Panels with Feed In Tariff
- Double Glazed & Electric Heating
- 'Outstanding' School Catchment

Reception Hall 4.68 x 1.9m approx. 15'4 x 6'3)
The front door opens into the hallway, where stairs rise to the first floor landing and doors open into:

Lounge 5.0 x 3.8m (approx. 16'4 x 12'5)
A spacious and immaculate reception room having bay window to the front aspect and a wood burning stove set to slate hearth with carved stone mantelpiece

Family Dining Kitchen 5.48 x 4.48, 3.55m (approx. 17'11 x 14'8, 11'7)
The kitchen comprises a range of wall and base units with complementary work surfaces over, housing an inset sink with side drainer and Insink-erator. The Samsung American fridge freezer is included in the sale, there is space for a dishwasher and the units house integrated appliances including a double oven and electric hob. There is space for a dining table and chairs, the kitchen has tiled flooring and a window to the rear, and doors open into the **Single Garage** and:

Utility 2.4 x 1.56m (approx. 7'10 x 5'1)
Base units house an inset sink and spaces for a washing machine and **pub** tumble dryer, with tiled flooring, a window to the rear and a door opening out to the side

Dining Room 3.24 x 2.9m (approx. 10'7 x 9'6)
Another well presented reception room having laminate flooring and double doors into:

Conservatory 3.11 x 2.5m (approx. 10'2 x 8'2)
With windows overlooking the gardens, laminate flooring and double doors out to the gardens





Cloakroom

Fitted with wash basin set to vanity unit and WC, with tiled splash backs, tiled flooring and an obscured window to the front

Stairs rise to the **First Floor Landing** where there is access to the partially boarded loft space and doors open into the **Airing Cupboard** and:

Master Bedroom 3.74 x 3.6m (approx. 12'2 x 11'9)

A spacious double bedroom having window to the front and a range of fitted bedroom furniture including wardrobes and drawers. With private use of:

En Suite 2.7 x 2.02m (approx. 8'7 x 6'7)

A modern suite comprises wash basin set to vanity unit, WC and corner shower, with tiled flooring, tiled walls, an obscured window to the front and electric

under floor heating

Bedroom Two 3.7 x 2.82m (approx. 12'2 x 9'2)

Another double room having window to the rear

Bedroom Three 4.82 x 2.36m (approx. 15'9 x 7'8)

A third double bedroom having dual aspect windows to the front and rear aspects

Bedroom Four 2.82 x 2.06m (approx. 9'3 x 6'8)

A good sized fourth bedroom having window to the rear

Bathroom 2.83 x 1.64m (approx. 9'3 x 5'4)

Fitted with pedestal wash basin, WC and bathtub with shower unit over, having tiled flooring, tiled splash backs, a heated towel rail and an obscured window to the side





Outside

The property lies at the end of this peaceful cul de sac, having parking to a tarmac driveway at the front. An electric roller door gives access into the **Single Garage** 4.94 x 2.6m (approx. 16'2 x 8'6), having power and lighting

Gardens

The immaculately tended rear garden is laid to a paved terrace, shaped lawns and neatly stocked borders. the shed and greenhouse are included in the sale, there is exterior lighting, power and a water point and a gate to one side opens into a useful storage area. To the opposite side a gate opens out to the front aspect



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.